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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

David T. Dingler and wife,
Cindi H. Dingler

TO

Joe F. Duncan and wife,
Debra N. Duncan

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F. Duncan (NAME)	Noel-Palmer Mortgage Co. (NAME)	128-14
8036 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	153
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Nov 17 1 39 PM '75

FEE PAID STATE REGISTER DAVIDSON COUNTY, TENN.

D24602

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 35,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF October, 19 75

Notary Public

MY COMMISSION EXPIRES: 15 March 77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to Jno. B. Palmer, Trustee, of record in Book 4563, page 952, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, David T. Dingler and wife, Cindi H. Dingler

have bargained and sold, and by these presents do transfer and convey unto the said

Joe F. Duncan and wife Debra N. Duncan

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

Said Lot No. 115 fronts 127.06 feet on the southerly margin of Regency Drive and extends back 208.68 feet on the easterly line and 217.55 feet on the westerly line to a dead line in the rear, measuring 28.72 feet thereon.

Being the same property conveyed to David T. Dingler and wife, Cindi H. Dingler, by deed from Bob Potter Company, a Tennessee Corporation, of record in Book 4563, page 950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4232, page 417, said Register's Office, and the Plan of record in Book 4175, page 14, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Regency Drive, a 5 and 10 foot easement for public utility purposes along the westerly and rear lines, respectively, and a 2.5 x 25 foot utility anchor easement located on the easterly front corner of said lot.

NOV 17 75	CONV	35,500.00			
NOV 17 75	S'TAX		B*	92.30	
NOV 17 75	PR'TEE		B*	.50	
NOV 17 75	WDEED		B*	4.00	* 96.80

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This is unimproved ( ) improved (X) property, known as 8036 Regency Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe F. Duncan and wife, Debra N. Duncan their heirs and assigns, forever.

And we do covenant with the said Joe F. Duncan and wife, Debra N. Duncan that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein and taxes for 1975, which have been prorated and assumed by the grantee.

And we, David T. Dingler and wife, Cindi H. Dingler do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe F. Duncan and wife, Debra N. Duncan their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of October, 1975

David T. Dingler

Cindi H. Dingler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David T. Dingler and wife, Cindi H. Dingler

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 24th day of October, 1975

James T. Patterson, Notary Public.

Commission expires 15 May 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....

.....of the.....,

the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

....., Notary Public.

Commission expires.....